



## Doris Ziegler Estate

# AUCTION

Hybrid  
**Wednesday**  
**April 22, 2026**  
**10:00 a.m. CDT**  
**Westgate, IA &**  
**bid.hertz.ag**

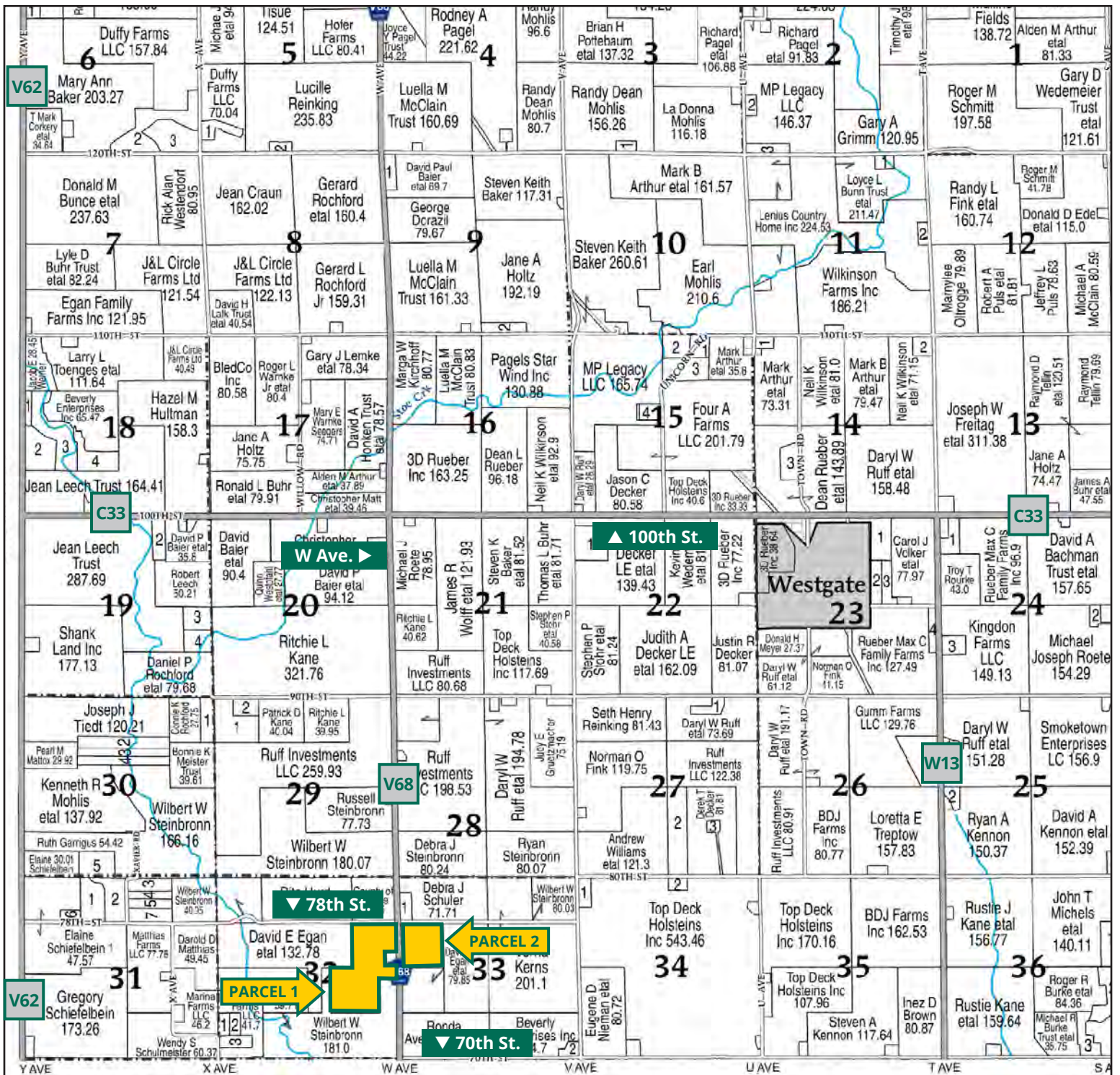
**124.23 Acres, m/l**  
2 Parcels  
**Fayette County, IA**



**MORGAN TROENDLE, AFM**  
*Licensed Broker in IA & MN*  
**319.239.6500**  
MorganT@Hertz.ag



**LUKE VELKY**  
*Licensed Salesperson in IA*  
**319.529.0863**  
LukeV@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

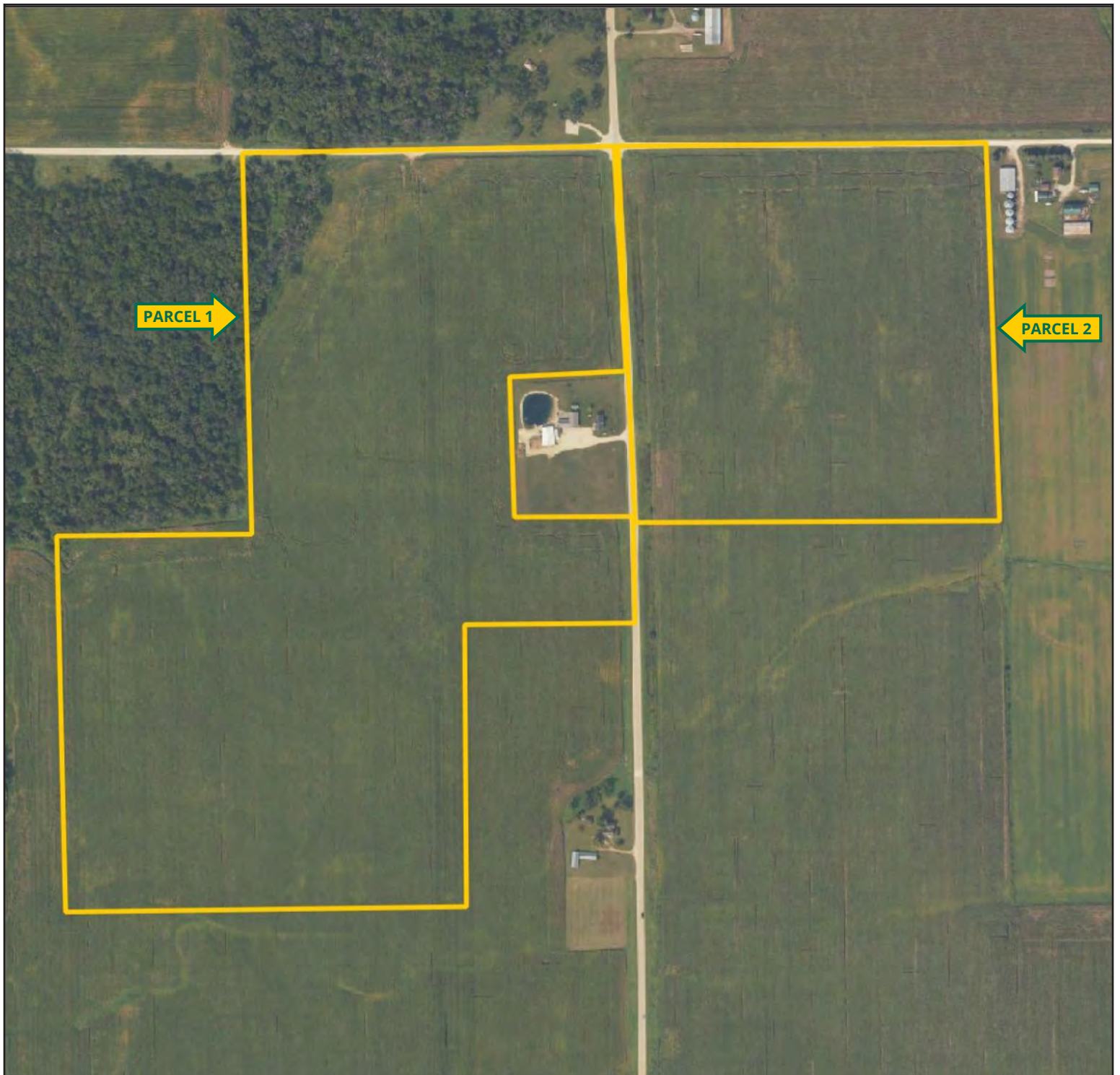
319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
**319.239.6500**  
 MorganT@Hertz.ag

**LUKE VELKY**  
**319.529.0863**  
 LukeV@Hertz.ag

# COMBINED AERIAL PHOTO

124.23 Acres, m/l, In 2 Parcels, Fayette County, IA

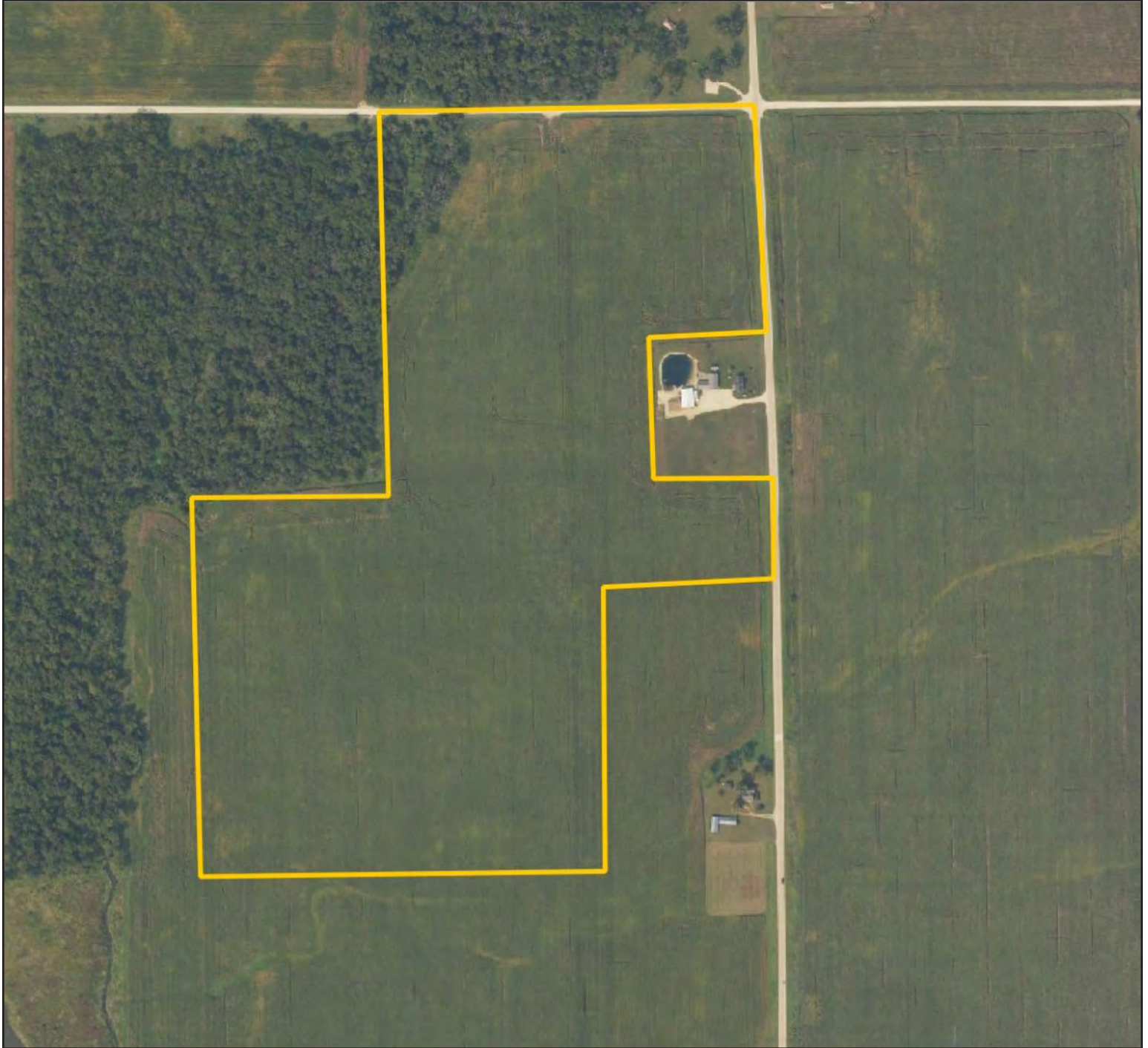


319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag

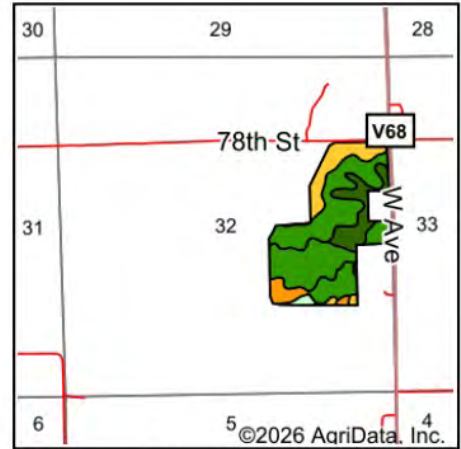
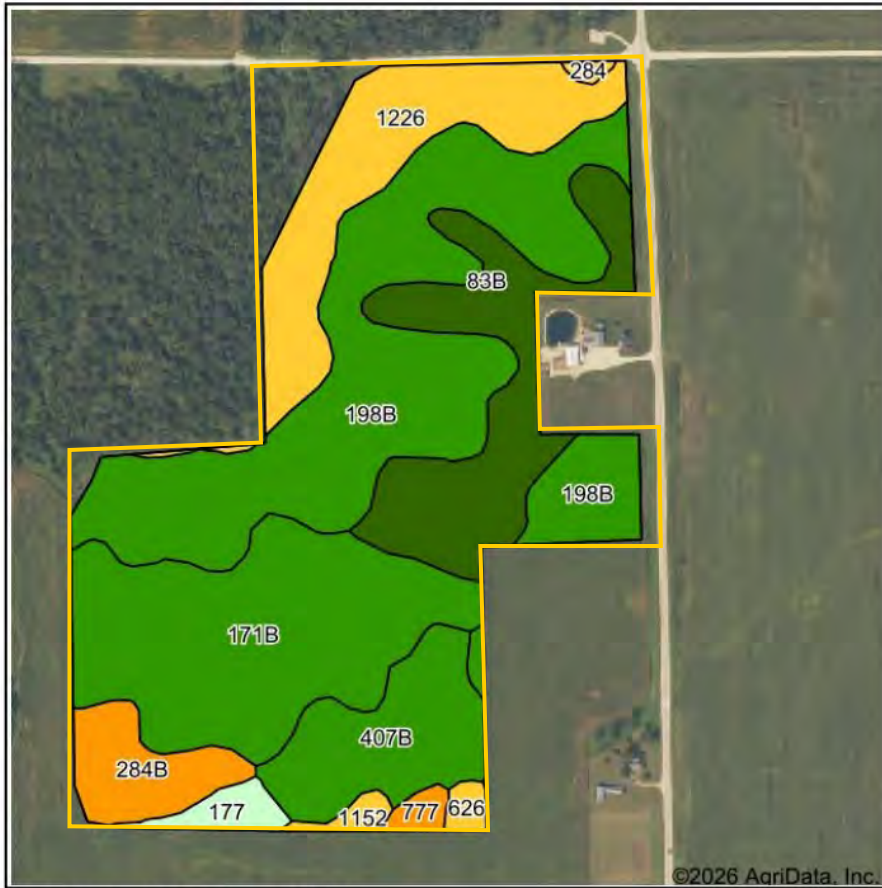
Estimated FSA/Eff. Crop Acres: 74.93 | Soil Productivity: 80.40 CSR2



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag



State: Iowa  
 County: Fayette  
 Location: 32-92N-10W  
 Township: Fremont  
 Acres: 74.93  
 Date: 4/17/2026














Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	25.03	33.4%		IIw	89
171B	Bassett loam, 2 to 5 percent slopes	16.64	22.2%		IIe	85
83B	Kenyon loam, 2 to 5 percent slopes	10.34	13.8%		IIe	90
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.90	13.2%		IIIs	59
407B	Schley loam, 1 to 4 percent slopes	6.58	8.8%		IIw	81
284B	Flagler sandy loam, 2 to 5 percent slopes	3.47	4.6%		IIIe	49
177	Saude loam, 0 to 2 percent slopes	1.17	1.6%		IIIs	60
777	Wapsie loam, 0 to 2 percent slopes	0.55	0.7%		IIIs	49
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.54	0.7%		IIw	54
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.49	0.7%		IIIs	53
284	Flagler sandy loam, 0 to 2 percent slopes	0.22	0.3%		IIIIs	56
<b>Weighted Average</b>					<b>2.05</b>	<b>80.4</b>

\*\*IA has updated the CSR values for each county to CSR2.

### Location

From Westgate: Go west on Co. Rd. C33 / 100th St. for 2.3 miles and then south on Co. Rd. V68 / W Ave. for 2.3 miles. Property is located on the southwest side of the intersection of 78th St. and Co. Rd. V68 / W Ave.

### Simple Legal

SE¼ NE¼; part of the NW¼ SE¼; part of the NE¼ SE¼ of Section 32, Township 92 North, Range 10 West of the 5th P.M., Fayette Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2025 - 2026: \$3,118.00\*  
Surveyed Acres: 84.14  
Net Taxable Acres: 82.00\*

Tax per Net Taxable Acre: \$38.02\*

*\*Taxes estimated due to recent survey of property. Fayette County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

Farm Number 812, Part of Tract 626

FSA/Eff. Crop Acres: 74.93\*

Corn Base Acres: 46.91\*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 28.02\*

Bean PLC Yield: 53 Bu.

*\*Acres are estimated pending reconstitution of farm by the Fayette County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Floyd, Bassett, and Kenyon. CSR2 on the estimated FSA/ Eff. crop acres is 80.40. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Highly tillable tract of land featuring an 80.40 CSR2 rating. Open farm rights for the 2026 crop year, with farming rights granted to the Buyer upon confirmation of receipt of the earnest funds.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**

**319.239.6500**

MorganT@Hertz.ag

**LUKE VELKY**

**319.529.0863**

LukeV@Hertz.ag

Northeast looking Southwest



North looking South

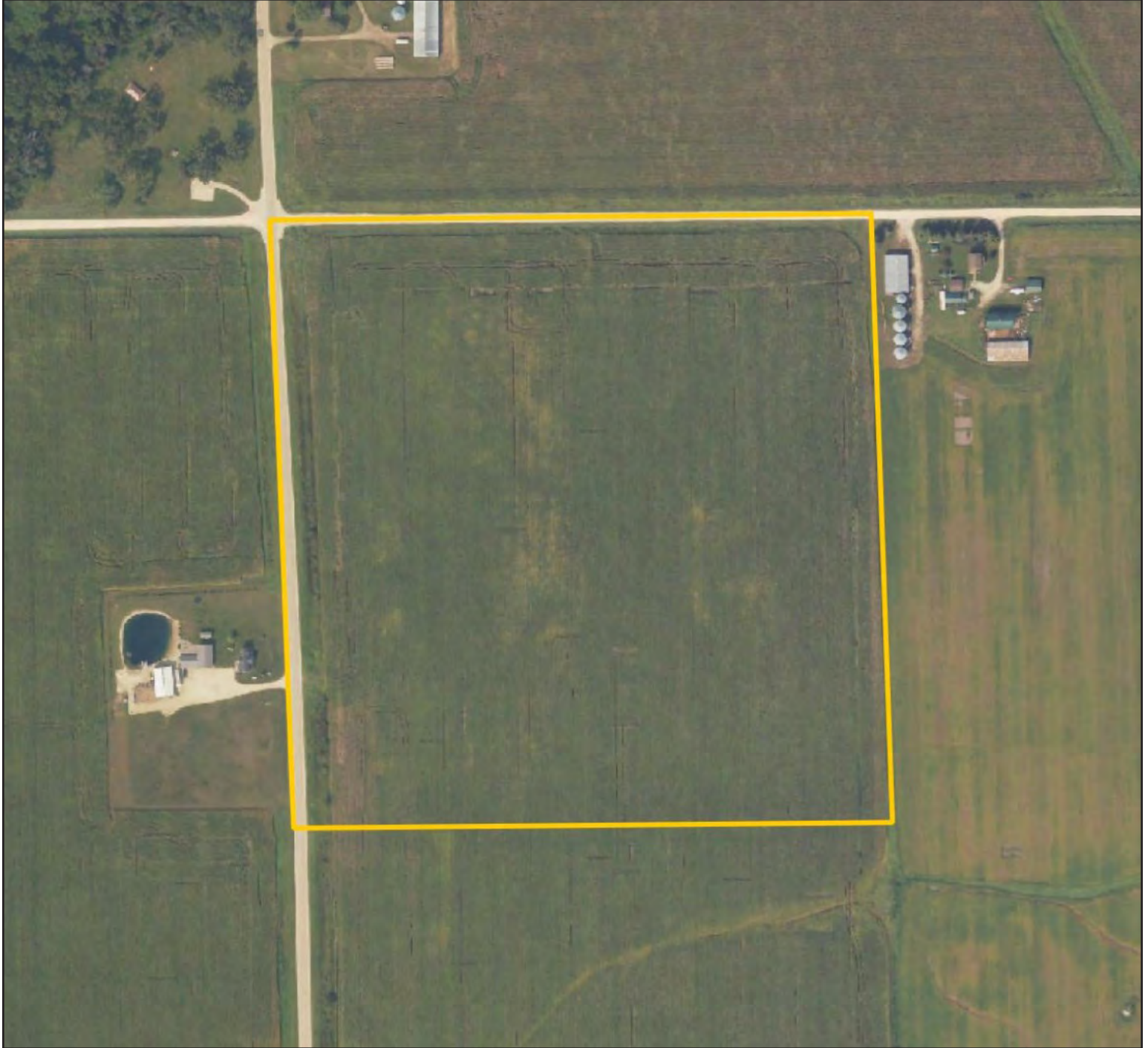


319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag

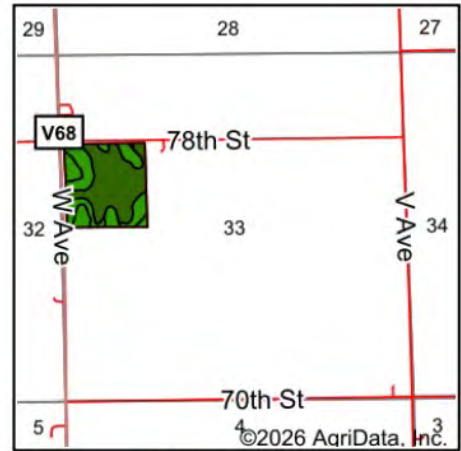
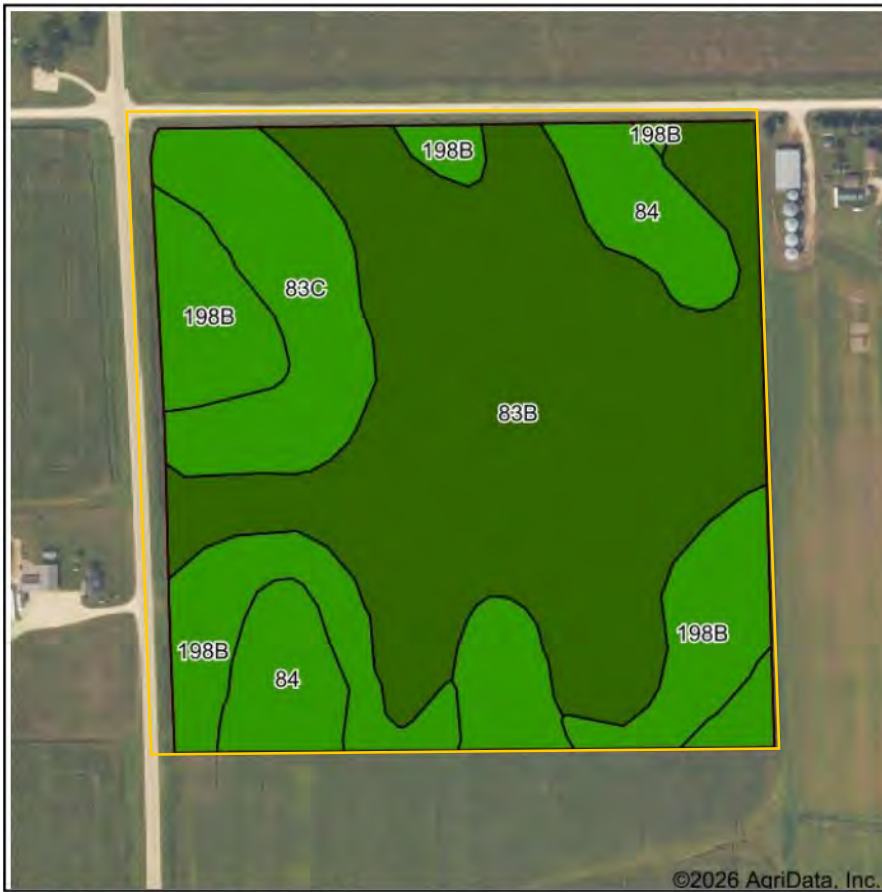
FSA/Eff. Crop Acres: 36.20 | Soil Productivity: 88.90 CSR2



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag



State: **Iowa**  
 County: **Fayette**  
 Location: **33-92N-10W**  
 Township: **Fremont**  
 Acres: **36.2**  
 Date: **3/20/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	19.52	53.9%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	7.17	19.8%		Ilw	89
84	Clyde clay loam, 0 to 3 percent slopes	5.17	14.3%		Ilw	88
83C	Kenyon loam, 5 to 9 percent slopes	4.34	12.0%		IIIe	85
<b>Weighted Average</b>					<b>2.12</b>	<b>88.9</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Westgate: Go west on Co. Rd. C33 / 100th St. for 2.3 miles and then south on Co. Rd. V68 / W Ave. for 2.3 miles. Property is located on the southeast side of the intersection of 78th St. and Co. Rd. V68 / W Ave.

### Simple Legal

SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 33, Township 92 North, Range 10 West of the 5th P.M., Fayette Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2025 - 2026: \$1,616.00\*  
Surveyed Acres: 40.09  
Net Taxable Acres: 37.01\*  
Tax per Net Taxable Acre: \$43.66\*  
*\*Taxes estimated due to recent survey of property. Fayette County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

Farm Number 812, Part of Tract 626  
FSA/Eff. Crop Acres: 36.20  
Corn Base Acres: 22.24\*  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 13.28\*  
Bean PLC Yield: 53 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Fayette County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Kenyon, Floyd, and Clyde. CSR2 on the FSA/Eff. crop acres is 88.90. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Highly tillable tract of land featuring an 88.90 CSR2 rating. Open farm rights for the 2026 crop year, with farming rights granted to the Buyer upon confirmation of receipt of the earnest funds.



Northeast looking Southwest



Northwest looking Southeast



319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag

Parcel 1 - 74.93 Estimated FSA/Eff. Crop Acres  
 Parcel 2 - 36.20 FSA/Eff. Crop Acres



**Date:** Wed., April 22, 2026

**Time:** 10:00 a.m.

**Site:** The Westgate Opera House  
135 Cass St.  
Westgate, IA 50681

**Online:** bid.hertz.ag

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Morgan Troendle at 319-239-6500 or Luke Velky at 319-529-0863 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Doris Ziegler Estate

### Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

### Auctioneer

Troy R. Louwagie

### Attorney

Justin Vorwald  
Ehrhardt, Gnagy, McCorkindale & Vorwald

### Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

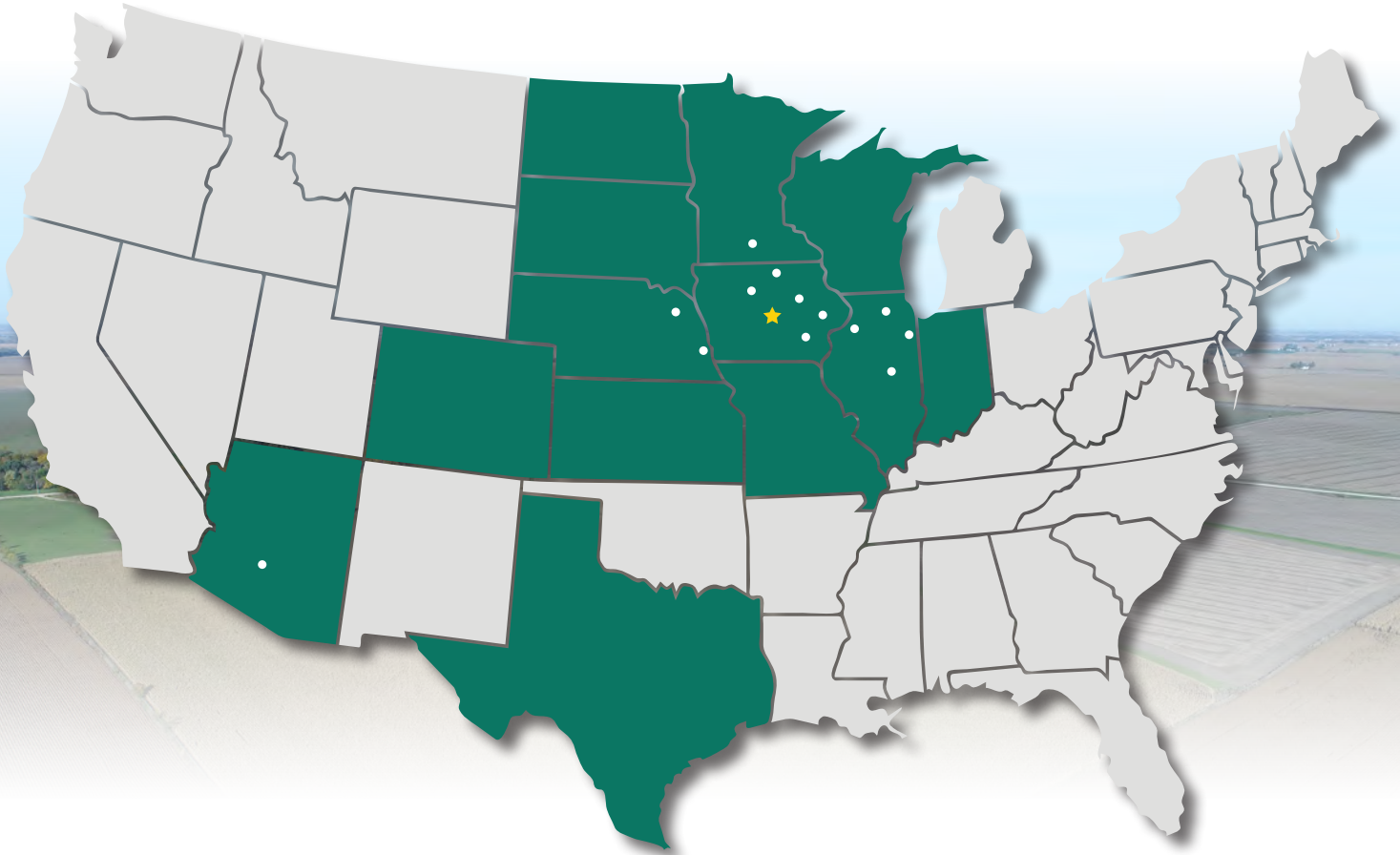
### Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 27, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement, with farming rights granted to the Buyer(s) upon confirmation of receipt of the earnest funds. Taxes will be prorated to closing.

### Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**MORGAN TROENDLE, AFM**  
319.239.6500  
MorganT@Hertz.ag

**LUKE VELKY**  
319.529.0863  
LukeV@Hertz.ag